

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 12/15/2015	(3) CONTACT/PHONE Armand Boutte', Development Services Division (805) 781-5268	
(4) SUBJECT Request approval of Tract 2647, a proposed subdivision resulting in 12 lots and 1 remainder lot, by The Partners of Tract 2647 LLC, which has been received and has satisfied all of the conditions of approval that were established at the public hearing on the tentative map; and act on the resolutions to accept the relinquishment of access, to accept the trail easement, and to accept the Agreement for the payment of Road Improvement Fees, San Miguel. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Approve Tract 2647, a proposed subdivision of 12 lots and 1 remainder lot, by The Partners of Tract 2647 LLC, San Miguel; 2. Act on the attached resolution to accept the relinquishment of access; 3. Act on the attached resolution to accept the trail easement; and 4. Act on the attached resolution to accept the Agreement for the payment of Road Improvement Fees.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 1			

Reference: 15DEC15-C-9

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works  
Armand Boutte', Development Services Division

VIA: Douglas A. Rion, County Surveyor

DATE: 12/15/2015

SUBJECT: Request approval of Tract 2647, a proposed subdivision resulting in 12 lots and 1 remainder lot, by The Partners of Tract 2647 LLC, which has been received and has satisfied all of the conditions of approval that were established at the public hearing on the tentative map; and act on the resolutions to accept the relinquishment of access, to accept the trail easement, and to accept the Agreement for the payment of Road Improvement Fees, San Miguel. District 1.

## **RECOMMENDATION**

It is recommended that the Board:

1. Approve Tract 2647, a proposed subdivision of 12 lots and 1 remainder lot, by The Partners of Tract 2647 LLC, San Miguel;
2. Act on the attached resolution to accept the relinquishment of access;
3. Act on the attached resolution to accept the trail easement; and
4. Act on the attached resolution to accept the Agreement for the payment of Road Improvement Fees.

## **DISCUSSION**

The subject map has satisfied all of the conditions of approval that were established in the public hearing on the tentative map. The map was processed by the County Planning Department with input from CAL FIRE, County Public Works, Environmental Health, Ag Commission as well as San Miguel Community Service District and the California Department of Fish and Game.

At the May 25, 2006 public hearing, the Planning Commission granted tentative approval to the proposed subdivision. All proposed real property divisions are subject to a number of conditions of approval. The project owner has satisfied their conditions.

The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires that when the conditions of approval have been met, and when an adequate Tract Map that is substantially in conformance with the design of the approved tentative map has been submitted to the County Surveyor, the County Surveyor will transmit the map with his approval and certification to the

County Clerk awaiting your Board's approval to record the map. Section 21.06.050 of the County Code requires your Board to approve the map if it is determined to be in conformity with the Real Property Division Ordinance and the Subdivision Map Act.

Your Board must also act on the attached resolutions adopting relinquishment of access rights, approving an agreement for the collection of road improvement fees for the residential unit, and acceptance of a Public Trail offer of dedication. The attached letter from County Parks provides the discussion and recommendation regarding the trail easement.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

The Clerk is to hold the map until your Board approves it. The Clerk also certifies the Board's approval, arranges receipt of the recording fee and after the signatures and seals have been affixed, transmits the map to the County Recorder. The County Recorder certifies and files the map as prescribed by the Subdivision Map Act and records the approved resolutions.

### **FINANCIAL CONSIDERATIONS**

All costs for examination and certification of the map by the County Surveyor are paid by the project owner(s).

As there is no acceptance of a road into the County system, there is no cost associated with this action.

The agreement will generate road improvement fees for the improvement of River Road and the future intersection control at Mission Street. These fees will be paid as part of the building permit issuance for each lot and is expected to provide approximately \$50,000 toward the road improvements.

### **RESULTS**

Approval of the recommended action will allow the subdivision map to be filed in the office of the County Recorder.

### **ATTACHMENTS**

1. Vicinity Maps
2. Parks and Recreation Staff Report
3. Resolution Accepting a Public Trail Easement Offer of Dedication to the County of San Luis Obispo
4. Resolution Accepting the Relinquishment of Rights of Ingress and Egress along River Road, County Road No. 5252
5. Resolution Approving Agreement for Payment of Road Improvement Fee by Tract 2647

File: Tract 2647

Reference: 15DEC15-C-9

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